

**Timbershore Homeowners Association**  
**Annual Members Meeting Minutes**  
**February 11, 2015**

Board members attending: President Gary Flodin, Secretary/Treasurer John Rand, Vice President Lori Halverson, Directors, Adam Maurer, Melissa Lang, Kelly McDuff and Bob Blomberg.

Guests attending: Ben Bonde of Network Management and Linda Stangland of American Family.

Homeowners attending: Mary Hagberg, Shirley Goldenstein, Rod Spahn, Marion Holzemer, Joseph Backman, Joyce Forst, Donna Kenny, Beth Iseminger and Sue Prince. A quorum was achieved with homeowners and proxies.

President Gary Flodin called the meeting to order at 7:00 p.m.

Homeowners, guests and Board members introduced themselves.

Linda Stangland from American Family talked about the raise in the insurance rates and answered questions.

The minutes from the Feb 12, 2014 annual meetings was approved.

**Treasurer's Report:** The preliminary 2014 financial reports were reviewed. A motion to accept the 2014 financial reports was passed. The 2015 forecasted budget was reviewed.

**Elections of directors:** Ballots were distributed to elect three directors, each for a three-year term. Current directors up for re-election were: Adam Maurer and Bob Blomberg. The President called for additional nominations from the floor. Beth Iseminger was nominated from the floor.

**Annual Updates:**

Treasurer –

- Completed review and taxes for 2013
- Renewed contract for Annual Review

Secretary's Report –

- Reminder all information is on website

Architecture –

- Replaced 11 Mailboxes
- Repaired Siding on 7 units
- Replaced 5 outside light fixtures
- Replaced/Repaired 3 Garage door seal.
- Repaired Brick on 5 units
- Approved 5 satellite dishes and two cable requests.
- Approved 2 deck requests.
- Approved 2 window requests
- Repaired the wall caps on the dividing walls

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Concrete -

- Replaced 3 sets of steps and 3 railings
- Replaced 8 terrace steps
- Replaced 6 aprons
- Repaired stair railings 4 units
- Patch Work at 6 Homes

Driveways -

- Seal Coated 10 driveways and patch repairs on 12 Driveways

Garage Doors -

- 2 Garage Doors were replaced

Gutters -

- Did the annual cleaning
- Replaced all gutter systems/screens due to storm damage

Insurance -

- Insurance has been renewed and new certificates of insurance will be in the mail to homeowners shortly.
- The new premium for homeowners is \$700.00. This is a substantial increase from last year's premium due to market conditions, area storm damage and our claim history
- You have the option to either pay it in one payment of \$700.00 due by March 1, 2015 or in three payments:
  - First payment of \$233.33 due by March 1, 2015
  - Second payment of \$233.33 due by June 1, 2015
  - Third payment of \$233.34 due by October 1, 2015

Lawn and Snow -

- Put out 150 pounds of grass seed
- Fixed snow plow damage
- Approved 2 landscaping requests
- We are now working with Reliable
- Refilled mulch beds around the tennis courts
- Removed the fence around the tennis court.

Outside Water -

- Replaced or repaired shut off valves on 14 units

Painting -

- Painted the kick plates underneath the front entry doors as needed.

Pests -

- Plunkets applied application for carpenter ants every other month during the summer months.

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Roofs -

- Replaced 8 roofs. Some were done due to storm damage We have done 43 out of 43 buildings

Trees -

- Trimmed trees away from roofs, siding and gutters
- Removed broken and damaged branches
- Removed 4 trees
- Removed 4 stumps
- Treated about 50 Spruce trees for Needle Cast
- Treated Crabapple trees for Apple Scab

Waste Management -

- We continue to work with Waste Management

Web Site

- See Web Site at **TIMBERSHORE.COM**

Other

- Hired Network Management as our management company

**Election Results:**

The election results were as follows: Bob Blomberg and Adam Maurer were re-elected as directors, each for a three-year term. Beth Iseminger was elected for a three year term.

**Homeowners Questions**

Questions were asked about the garbage cans being left out and trimming trees away from the houses. Further questions were asked about raising the insurance deductible to lower the rates.

Meeting Adjourned at 8:10 p.m.

*John Rand, Secretary*

**Timbershore Homeowners Association  
Executive Meeting – Board of Directors  
February 11, 2015**

Board members attending: President Gary Flodin, Secretary/Treasurer John Rand, Vice President Lori Halverson, Directors, Adam Maurer, Kelly McDuff, Melissa Lang, Beth Iseminger and Bob Blomberg.

This meeting was called to order at 8:10 p.m.

Guests: Ben Bonde Network Management.

Ben went over the Annual Summary of Collections.

Officers for 2015 were elected: President Lori Halverson, Vice President Gary Flodin, Secretary John Rand and Treasurer Adam Maurer

January 2015 Board meeting minutes were amended and approved.

The January 2015 financial report was reviewed and approved.

Approved replacement of two garage doors.

Meeting adjourned at 9:20 p.m.

*John Rand*  
Secretary